



# BAYSIDE

Rowlett, Texas

Developed by:  
**Bayside Land Partners LLC**  
*a Donahue Development Corporation Company*



**BAYSIDE TROLLEY** is an open-style bench trolley that is battery operated with bright, richly colored and ornate cars.



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**SHOW FOUNTAIN** One-acre in size, 300' long,  
250 water nozzles that spray up to 200' in the air,  
29 fire nozzles, and two video mist screens.



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## BAYSIDE OVERVIEW

Bayside is a 262 acre regional landmark situated in the heart of the Dallas-Fort Worth metropolitan area. Bayside is a pedestrian friendly, open air destination with a huge expanse of lush green space and hundreds of thousands of square feet dedicated to great shopping, restaurants and entertainment venues. Bayside fuses luxury living, shopping, and entertainment to create a uniquely sophisticated urban lake front environment. The project includes a new 8 acre Crystal Lagoon, a Town Center Park, 4 miles of lake-front trails, an open air trolley, and an amazing “state-of-the-art” show fountain that creates an ideal setting for families and businesses.

## ECONOMIC IMPACT

1,000,000,000-plus Assessed Valuation

\$133,000,000 additional taxable sales

1,080,000 square feet of commercial space

3,445 residential units

## PROJECT AMENITIES

- Crystal Lagoon:** 8 acres including 2 acres of beach frontage on Lake Ray Hubbard
- Show Fountain:** 1 acre in size, 300’ feet long, 250 water nozzles spraying up to 200’ in the air, 29 fire nozzles, and 2 video mist screens
- Bayside Trolley:** An open-style bench trolley that is battery operated with bright, richly colored and ornate cars
- Parks and Open Space:** 45 acres of programmed parks, including a ‘Town Center’ park, lush gardens, and more than 2,000 new trees
- Hike and Bike Trails:** 4-plus miles and 12’-wide robust trail system that will accommodate golf carts





HUITT-ZOLIARS



NORTH IMPROVEMENT AREA:	
Luxury Multi-family Units	845 units by Western Rim
High Density/Conventional Residential	600 units of high density Townhomes/SF Homes
Commercial Retail and Office	400,000 Square Feet

SOUTH IMPROVEMENT AREA:	
Resort	500 Rooms
Limited Service Hotel	200 Rooms
Marina	1,000 Slips
Luxury Multi-Family	1,650 Units
High Rise Condos/Townhomes	350 Units
Mixed-use Entertainment/Dining	300,000 Square Feet
Mixed-use Office/Retail	800,000 Square Feet



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